

DATED 15th October 1984

SQUADRON LEADER T. JAMES

to

EDWIN
E. BELL ESQ

Draft/

CONVEYANCE

relating to land situate at Houghton Moor
Heddon on the Wall in the County of Northumberland

Dickinson Dees

Solicitors

Newcastle upon Tyne

Id No: 1387G/1/AJ/13.6.84

Ref: S

THIS CONVEYANCE is made the 15th day of October

One thousand nine hundred and eighty four BETWEEN SQUADRON LEADER TOM JAMES of Rudchester Manor Heddon on the Wall in the County of Northumberland (hereinafter called "the Vendor") of the one part and EDWIN BELL of 11 Hexham Road Throckley Newcastle upon Tyne Tyne and Wear (hereinafter called "the Purchaser") of the other part

WHEREAS the Vendor is seised of the property hereinafter described in fee simple in possession free from incumbrances and has agreed to sell the same to the Purchaser at the price of Four hundred pounds

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of FOUR HUNDRED POUNDS paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as beneficial owner hereby conveys unto the Purchaser ALL THAT the property described in the First Schedule hereto TO HOLD the same unto the Purchaser in fee simple
2. THE VENDOR HEREBY ACKNOWLEDGES the right of the Purchaser to production of the documents of title specified in the Second Schedule hereto and to the delivery of copies thereof and hereby undertakes for the safe custody thereof
3. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Thirty thousand pounds

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first above written

THE FIRST SCHEDULE

ALL THAT freehold piece or parcel of ground situate at Houghton Moor Heddon on the Wall in the County of Northumberland as the same is for the purposes of identification only edged red on the plan annexed hereto

EXCEPT AND RESERVED all such (if any) of the mines and minerals under the said property as the Vendor is unable to dispose of and all rights and powers belonging to any owner of the mines and minerals so excepted and reserved or of any other mines and minerals in or over the said property but so that the Purchaser shall be entitled to the benefit of all (if any) rights of compensation which the Vendor may have in respect of damage caused by the exercise of such rights and powers whether such damage has accrued before or after the date hereof

THE SECOND SCHEDULE

9th August 1905	INDENTURE	Made between The Rev. Charles Woodhouse James and several others Christian Hugh Septimus James of the 9th part and The Rev. Richard Burdon of the 10th part
10th August 1905	DECLARATION	made between Christian Hugh Septimus James (1) and Richard Burdon (2)
11th August 1905	MORTGAGE	made between Christian Hugh Septimus James (1) John Liddell Matthew Liddell and Charles Liddell (2)
6th January 1939	PROBATE	of the Will of the said Christian Hugh Septimus James
1st August 1939	ASSENT	made between Christian Wilfred James and George Francis Bell (1) Christian Wilfred James (2)
9th October 1952	TRANSFER OF MORTGAGE	made between Sir Edward Pius Arthur Riddell ^{C.M.G.} E.M.B. D.S.O. (1) Etheldreda Ellison (2)

26th August 1955

PROBATE

of the Will of the said Christian
Wilfred James

24th January 1958

ASSENT

made between John Richard Nangreave
Bell and Tom James (1) Tom James (2)

SIGNED SEALED AND DELIVERED by the)

said SQUADRON LEADER TOM JAMES)

in the presence of:-)

J. E. Han

Rushmore Cottage

*Hedden, co. the. Woll
Production Mgr.*

T. James

SS

SIGNED SEALED AND DELIVERED by the)

said EDWIN BELL)

in the presence of:-)

?

Miller Cottage

Nether Warden

Hedden

Henry J. Dinter.

E. Bell

SS